

Grantor: JR Enterprises, LLC 3501 Meadowbrook Circle Birmingham, AL 35242 Grantee: Scarlet County Road Real Estate, LLC c/o Sabal Financial Group, L.P. 4675 MacArthur Court, Suite 1550 Newport Beach, CA 92660	Property Address: 4969 Highway 17 Helena, AL 35080 Date of Sale: December 31, 2013 Total Purchase Price: \$340,000.00 Purchase Price Verification: See deed below
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This instrument prepared by:
Donna Knotts Byrd
Walding, LLC
505 20th St N, Ste 620
Birmingham, AL 35203

Send tax notice to:
Scarlet County Road Real Estate, LLC
c/o Sabal Financial Group, L.P.
4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660

FORECLOSURE DEED

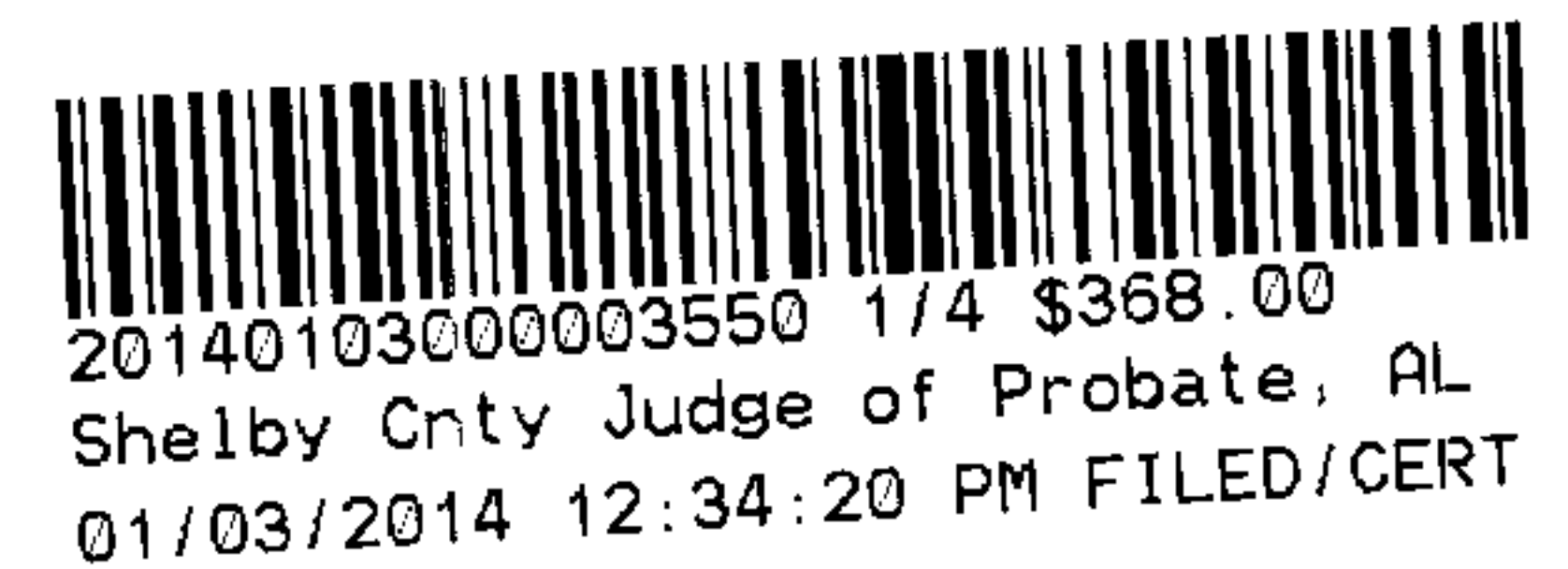
STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: July 26, 2002, JR ENTERPRISES, LLC, a limited liability company, mortgagor, executed a certain mortgage to AMSOUTH BANK which said mortgage is recorded at Instrument #20020730000354350, in the Office of the Judge of Probate of Shelby County, Alabama; said Mortgage amended by that certain Amendment to Mortgage, Assignment of Rents and Leases, and Security Agreement recorded at Instrument #20021203000601930 in said Probate Office; and, said Mortgage being assigned to SCARLET PORTFOLIO, LLC, a Delaware limited liability company, by that certain Assignment of Mortgage executed by REGIONS BANK, successor by merger to AMSOUTH BANK, recorded at Instrument #20121029000414050 in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and SCARLET PORTFOLIO, LLC, did declare all of the indebtedness secured by



said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 6, 13 & 20, 2013 & December 11, 2013; and,

WHEREAS, on December 31, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said SCARLET PORTFOLIO, LLC, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of SCARLET COUNTY ROAD REAL ESTATE, LLC, an Alabama limited liability company, in the amount of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to SCARLET COUNTY ROAD REAL ESTATE, LLC; and,

WHEREAS, Teresa S. Adams, agent and attorney-in-fact for SCARLET PORTFOLIO, LLC, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00), JR ENTERPRISES, LLC, mortgagor, by and through the said Teresa S. Adams, agent and attorney-in-fact for SCARLET PORTFOLIO, LLC,

does grant, bargain, sell and convey unto the said SCARLET COUNTY ROAD REAL ESTATE, LLC, an Alabama limited liability company, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 3-A, according to the Amended Plat of a Resurvey of Lots 3 and 4, Helena Market Subdivision as recorded in Map Book 26, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said SCARLET COUNTY ROAD REAL ESTATE, LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said SCARLET PORTFOLIO, LLC, by Teresa S. Adams, agent and attorney-in-fact for SCARLET PORTFOLIO, LLC, as auctioneer conducting said sale, has caused these presents to be executed on this, the 31st day of December, 2013.

BY: Teresa S. Adams
Teresa S. Adams, agent and attorney-in-fact for
SCARLET PORTFOLIO, LLC, as Auctioneer

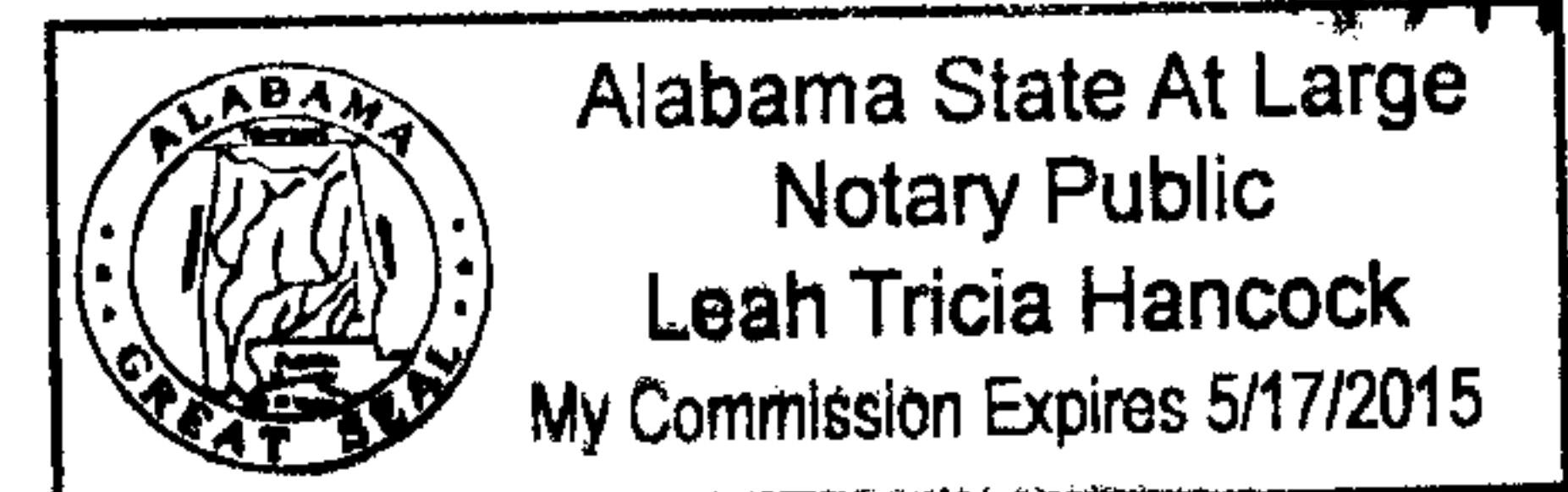
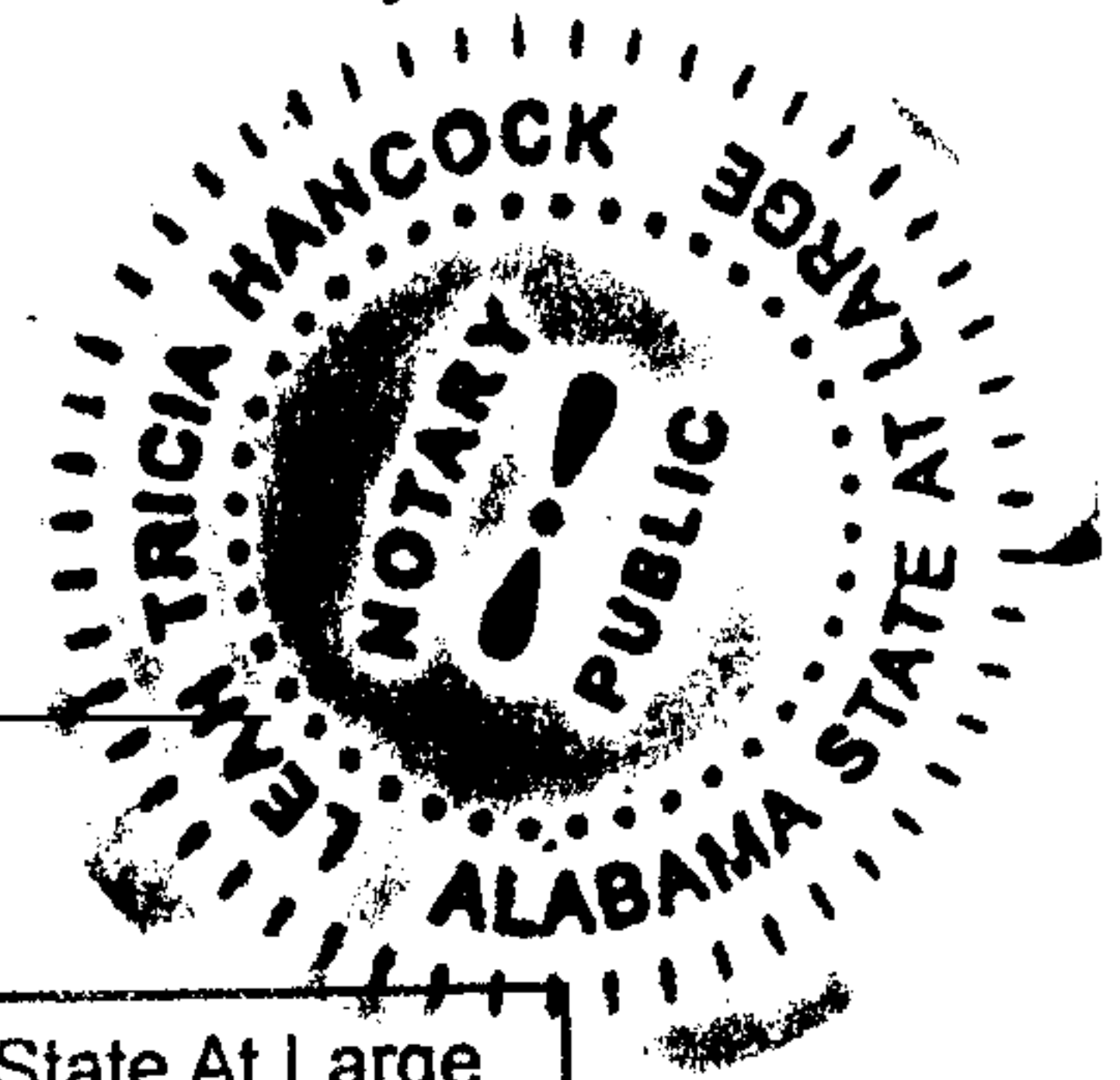
Teresa S. Adams
Teresa S. Adams, as Auctioneer conducting
said sale

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Adams, whose name as agent and attorney-in-fact for SCARLET PORTFOLIO, LLC, as auctioneer conducting said sale, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 2013.

Leah Tricia Hancock
Notary



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Shelby Cnty Judge of Probate, AL
01/03/2014 12:34:20 PM FILED/CERT